

PET AGREEMENT

Tenants: _____ Date: _____

This pet agreement is supplementary to the Lease, pursuant to the terms of that Lease, and shall be in full force and effect during the remainder of the Term of the Lease unless terminated earlier pursuant to the provisions in this agreement or by agreement between Owner and Tenant.

1. Tenant is granted consent to have _____ approved pet(s) in the premises which is the subject of the Lease and pursuant to the following terms and conditions. This agreement concerns _____ pet(s) only, and, should any of these pets become pregnant; an additional pet deposit of \$750.00 may be required. The pet(s) subject to this agreement are:
_____.
2. The pet(s) shall not be allowed in unfenced areas of the property unless in custody of Tenant and on a lease, in a box, cage or otherwise under physical restraint. Tenant shall be responsible for the sanitary removal of all pet waste, which shall be placed in proper garbage receptacles and not left on the lawn of the premises or any property adjacent to the premises. Tenant shall be responsible for flea and pest spraying at the property. Owner does not warrant suitability of property for pet and at no time shall bear any costs to repair or improve any fence or other property suitability.
3. Tenant shall at Tenant's sole cost repair any and all damage caused by the pets to any structure on the premises, including but not limited to grounds, flooring, trim, finish, tiles, carpeting, fences and other appurtenances. If damage in the nature of stains or by chemicals required to remove stains is such that the damaged item cannot be restored, Tenant shall pay the full cost and expense of replacing such item.
4. If in the opinion of Lessor the pet(s) have become objectionable by reason of noise, barking, fleas, damage to buildings or any other matter, Lessor may in Lessor's discretion at any time require Tenant to remove the pets from the premises for the balance of the Lease Term.
5. A default by Tenant in any of the terms and conditions provided for in this pet agreement shall be deemed a default under the Lease and shall entitle Lessor to exercise any and all legal and contractual remedies available, including but not limited to application of the security deposit and termination of occupancy.

6. Tenant shall pay a **nonrefundable** pet fee of \$_____ equal to \$_____ per pet, and be responsible for any and all damage in addition to the non-refundable fee. These fees are not transferable to other or additional pet(s). Any new pet shall require a new fee.

Tenant

Tenant

Representative